

# Connelly Yeoman



3 ST. MARY'S STREET, BRECHIN DD9 6JG

FIRST FLOOR APARTMENT



## Key Features

- Recently refurbished and upgraded First Floor Apartment
- Within a popular residential area close to the town centre
  - Gas Fired Central Heating and partial Double Glazing
- Well maintained communal area laid to stone chips and decked patio area



OFFERS OVER

**£75,000**

# Property Description

This most impressive, bright and airy, FIRST FLOOR APARTMENT is ideally situated within a popular residential area, close to the town centre and provides generously proportioned accommodation on one level. The property is located in a conservation area of the town and has been sympathetically refurbished and upgraded and enjoys the benefit of gas fired central heating, partial double glazing and ample storage. Internally, there is a spacious and well appointed Lounge which is open plan through into the ultra modern fitted kitchen area, a recently upgraded Bathroom and two double Bedrooms both with fitted wardrobes. Modern, neutral decor complimented by stylish fittings and fixtures, including replacement internal doors and oak wood flooring.

Outside, there is a well maintained, communal area laid out in stone chips and decked patio area. There is a shed under the stairs which is exclusive to the Apartment. Early viewing is highly recommended to appreciate.

## **ACCOMMODATION:**

**ENTRANCE HALLWAY, 2 BEDROOMS, BATHROOM, LARGE OPEN PLAN LOUNGE AND KITCHEN AREA, ATTIC SPACE**

## **ENTRANCE HALLWAY:**

Enter into the property through a new Double Glazed contemporary style front entrance door into the Hallway. New solid oak veneer replacement internal doors. Oak flooring continues through. CH Radiator.

## **BEDROOM 1:**

Approx. 8'6 x 12'8. A good sized bedroom with the original, front-facing sash window. Neutral decor. Built-in double wardrobe with sliding mirror fronted doors. Inset ceiling downlights. Laminate wood effect flooring. CH Radiator.

## **BEDROOM 2:**

Approx. 8'6 x 13'3. Another good sized double bedroom with the original, front-facing sash window. Neutral decor. Built-in double wardrobe with sliding mirror fronted doors. Inset ceiling downlights. CH Radiator.



**BATHROOM:**

Approx. 5'9 x 5'5. The bathroom has been recently upgraded and comprises a tiled effect wet wall panel finish. White high gloss vanity unit incorporating the modern sink, WC and a bath with shower above and fitted glass shower screen. Opaque window. Chrome wall mounted towel CH radiator.

**LOUNGE OPEN PLAN TO THE KITCHEN:**

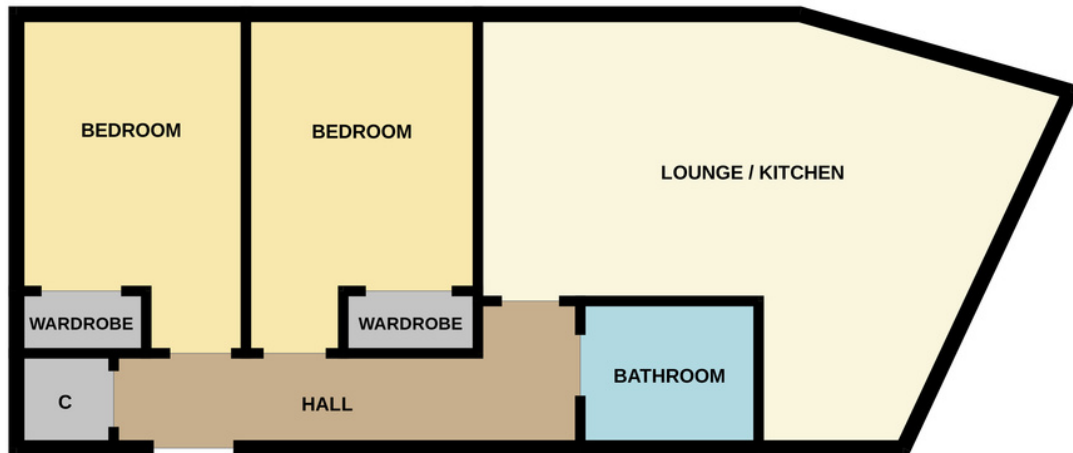
Approx. 19'7 (at longest point) x 16'. A spacious, open plan Lounge and Kitchen area. At the lounge there are three windows which overlook the front of the property, allowing ample natural light into this room. Oak wood flooring continues through from the Hallway. Inset ceiling downlights. Modern decor. CH Radiator. The kitchen area is fitted with an ultra modern range of base and wall mounted units in a white finish with a speckled grey work surface. Sinktop. **Integrated Dishwasher, Fridge and Freezer; Oven and induction Hob with extractor hood above; combination Microwave. Integrated Washing Machine.** Double glazed rear-facing window.

**ATTIC:** Partially floored attic space exclusive to the property where the Gas boiler is located.



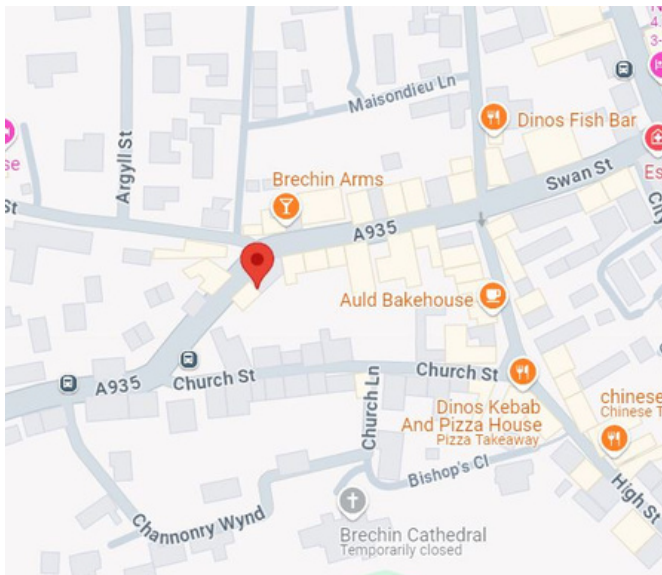
# Property Professionals

FIRST FLOOR  
53.0 sq.m. approx.



TOTAL FLOOR AREA: 53.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Yeoman**

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